

SECTION 2 NON-RESIDENTIAL DISTRICTS

9.01 CO - CORPORATE OFFICE DISTRICT

9.02 GENERAL PURPOSE AND DESCRIPTION:

The CO - Corporate Office District is intended to provide for corporate headquarters and other professional offices in a campus style environment generally located along major thoroughfares. The District is most appropriate within the Tollway, S.H. 121, and U.S. 380 corridors. Incidental retail uses are permitted within the building to serve employees, customers, and guests.

9.03 PERMITTED USES:

Uses permitted in the CO - Corporate Office District are outlined in Article II, Section 3 of this Ordinance.

9.04 AREA REGULATIONS:

A. **Minimum District Size** - Seventy-five (75) gross acres

B. **Size of Yards:**

1. **Minimum Front Yard** - One-hundred feet (100'); Fifty feet (50') for buildings of thirty feet (30') in height or less with landscape only between the building face and street
2. **Minimum Side Yard** - Fifteen feet (15')
3. **Minimum Rear Yard** - Thirty feet (30')
4. **Setback from Residentially Zoned Property** - Seventy-five feet (75') for buildings of thirty feet (30') in height or less. The setback shall be increased by an additional two feet (2') for each foot that the building exceeds thirty feet (30') in height

C. **Size of Lot:**

1. **Minimum Lot Area** - Five (5) net acres
2. **Minimum Lot Width** - None
3. **Minimum Lot Depth** - None
4. **Access to Public Street** - Each lot shall have direct access to a street. An access easement shall not be considered direct access.

D. **Maximum Height:** No maximum

E. **Maximum Lot Coverage:** Forty percent (40%); Sixty percent (60%) if parking garages are constructed on the lot

F. **Maximum Floor Area Ratio:** 2:1 (excluding parking garages)

G. **Other Regulations:**

As required by:

1. Off-Street Parking Requirements, Article IV, Section 4
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Accessory Building and Use Regulations, Article IV, Section 7
4. Site Plan Approval, Article IV, Section 1
5. Landscape Requirements, Article IV, Section 2
6. Screening Fence and Wall Standards, Article IV, Section 5
7. Lighting and Glare Standards, Article IV, Section 6

9.05 **ADDITIONAL LANDSCAPING REQUIREMENTS**

A thirty-five foot (35') landscape buffer, exclusive of street rights-of-way, shall be provided adjacent to all streets.

9.06 **COMPLIANCE WITH STATE LAW AND FEDERAL LAWS**

No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environment or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, or the Texas Natural Resource Conservation Commission, as the case may be.